

Bill No. 081

BY-LAW NUMBER 2025-

A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, a land use control by-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie.

WHEREAS the Council of The Corporation of the City of Barrie deems it expedient to amend By-law 2009-141 to rezone lands described as: Lot 5, Plan 1088 (Geographic Town of Innisfil), in the City of Barrie, County of Simcoe, known municipally as: 159 Huronia Road, Barrie, ON and as shown on Schedule "A" to this By-law, from 'Residential Single Detached Dwelling' (R1) to 'Residential Multiple Dwelling Second Density – Townhouse with Special Provisions' (RM2-TH)(SP-685);

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 25-G-XXX.

NOW THEREFORE the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** the Zoning Map be amended to change the zoning of 159 Huronia Road from 'Residential Single Detached Dwelling First Density' (R1) to 'Residential Multiple Dwelling Second Density – Townhouse with Special Provisions' (RM2-TH)(SP-685); pursuant to Zoning By-law 2009-141, in accordance with Schedule "A" attached to this By-law being a portion of the Zoning Map.
2. **THAT** notwithstanding Table 5.3 of By-law 2009-141, a minimum lot area of 162 square metres shall be provided for Lots 2, 3 and 4 in the 'Residential Multiple Dwelling Second Density – Townhouse with Special Provisions' (RM2-TH)(SP-685) zone, as reflected on Schedule "B" attached to this By-law.
3. **THAT** notwithstanding Section 5.3.3.2 (b) of By-law 2009-141, a minimum end unit side yard setback of 1.8 metres shall be provided on Lot 1 where no garage or carport is provided in the 'Residential Multiple Dwelling Second Density – Townhouse with Special Provisions' (RM2-TH)(SP-685) zone, as reflected on Schedule "B" attached to this By-law.
4. **THAT** notwithstanding Table 5.3 of By-law 2009-141, a maximum gross floor area as a percentage of lot size of 124% shall be permitted for Lots 1, 2, 3, and 4, in the Residential Multiple Dwelling Second Density – Townhouse with Special Provisions' (RM2-TH)(SP-685) zone, as reflected on Schedule "B" attached to this By-law.
5. **THAT** notwithstanding Section 5.2.5.2 (c) of By-law 2009-141, a minimum driveway length of 7.0 metres shall be permitted in the 'Residential Multiple Dwelling Second Density – Townhouse with Special Provisions' (RM2)(SP-685) zone.
6. **THAT** notwithstanding Section 5.3.6.1 (a) of By-law 2009-131, a maximum front yard parking coverage of 71% shall be permitted on Lots 2, 3 and 4 in the 'Residential Multiple Dwelling Second Density – Townhouse with Special Provisions' (RM2)(SP-685) zone, as reflected on Schedule "B" attached to this By-law.
7. **THAT** notwithstanding Section 4.10.1.1 (b) of By-law 2009-141, a minimum setback of 1.7 metres to a daylighting triangle on Lot 5 shall be permitted in the 'Residential Multiple Dwelling Second Density – Townhouse with Special Provisions' (RM2-TH)(SP-685) zone, as reflected on Schedule "B" attached to this By-law.
8. **THAT** lands zoned 'Residential Multiple Dwelling Second Density – Townhouse with Special Provisions' (RM2-TH)(SP-685) shall be developed generally in accordance with the Conceptual Site Plan attached as Schedule "B" to this By-law, as it relates to building height, placement and setbacks, as well as the location and configuration of landscape areas, amenity spaces and parking areas.

- 9. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above-described lands generally shown on Schedule “A” to this Bylaw, shall apply to the said lands except as varied by this By-law.
- 10. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this 13th day of August, 2025.

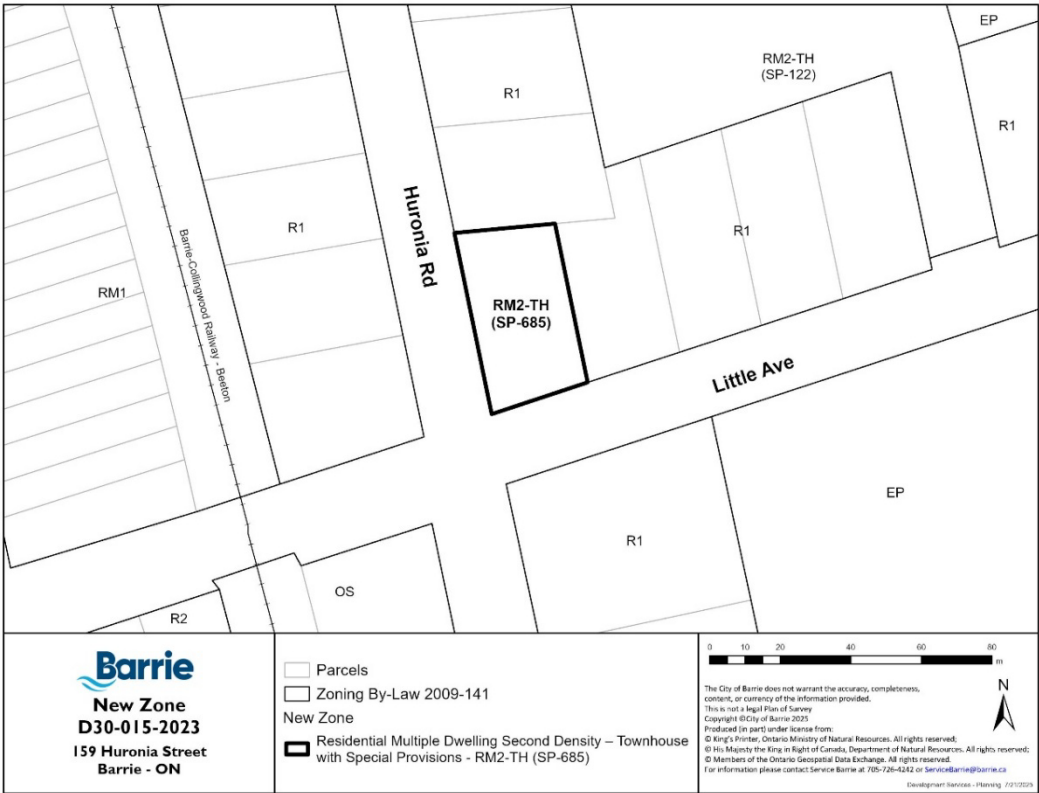
READ a third time and finally passed this 13th day of August, 2025.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE

Schedule “A” to attached By-law 2025 -



MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE

